

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



April 2024

U.S. sales of new residential homes are on the rise again, following a dip in activity the previous month. According to the Census Bureau, new-home sales climbed 8.8% month-over-month to a seasonally adjusted annual rate of 693,000 units, the highest level since last September. New-home sales were up in all four regions, but were highest in the Northeast, where sales jumped 27.8% from the previous month. For the 12-month period spanning May 2023 through April 2024, Pending Sales in the Pee Dee REALTOR® Association region were down 15.4 percent overall. The price range with the smallest pending sales loss was the \$250,001 to \$350,000 range, where sales were relatively unchanged 0.0 percent.

The overall Median Sales Price rose 7.6 percent to \$215,000. The property type with the largest gain was the Condos segment, where prices were up 5.7 percent to \$135,000. The price range that tended to sell the quickest was the \$1,000,001 and Above range at 53 days. The price range that tended to sell the slowest was the \$750,001 to \$1,000,000 range at 128 days.

Market-wide, inventory levels went up 74.8 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale were up 176.9 percent. That amounts to 4.9 months of inventory for Single-Family Homes and 6.2 months of inventory for Condos.

Quick Facts

0.0%

- 4.2%

- 13.6%

Price Range with
Strongest Sales:
\$250,001 to \$350,000

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

Property Type With
Strongest Sales:
Single-Family Homes

Pending Sales	2
Closed Sales	3
Days On Market Until Sale	4
Median Sales Price	5
Percent of List Price Received	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

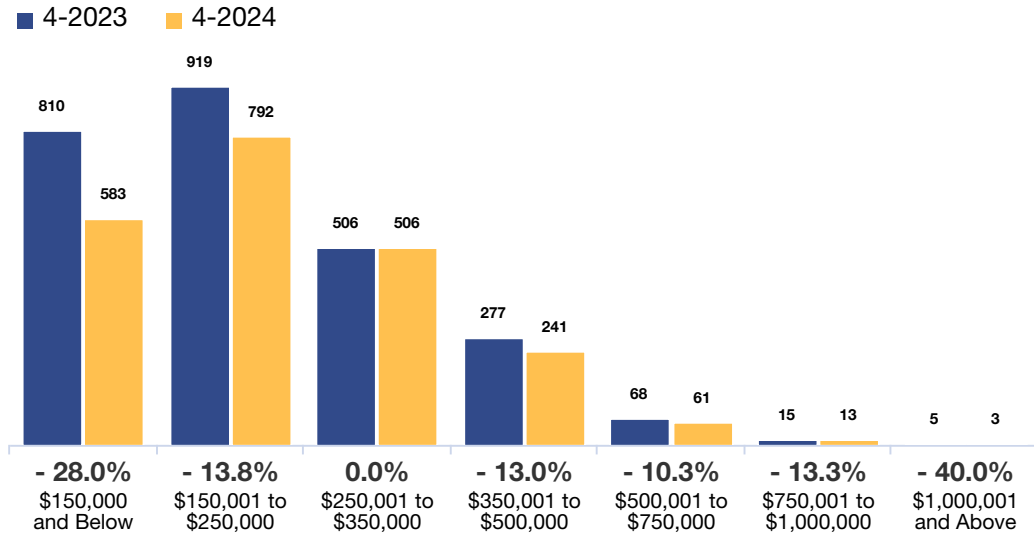


Pending Sales

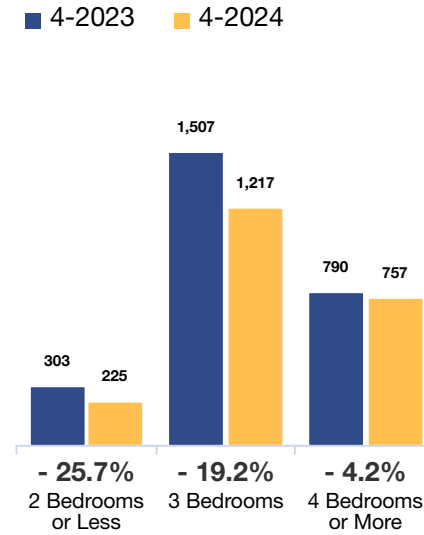


A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**

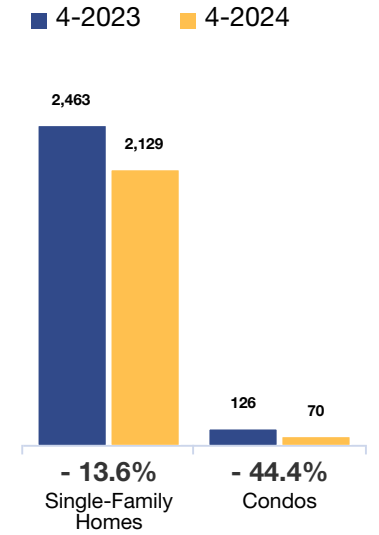
By Price Range



By Bedroom Count



By Property Type



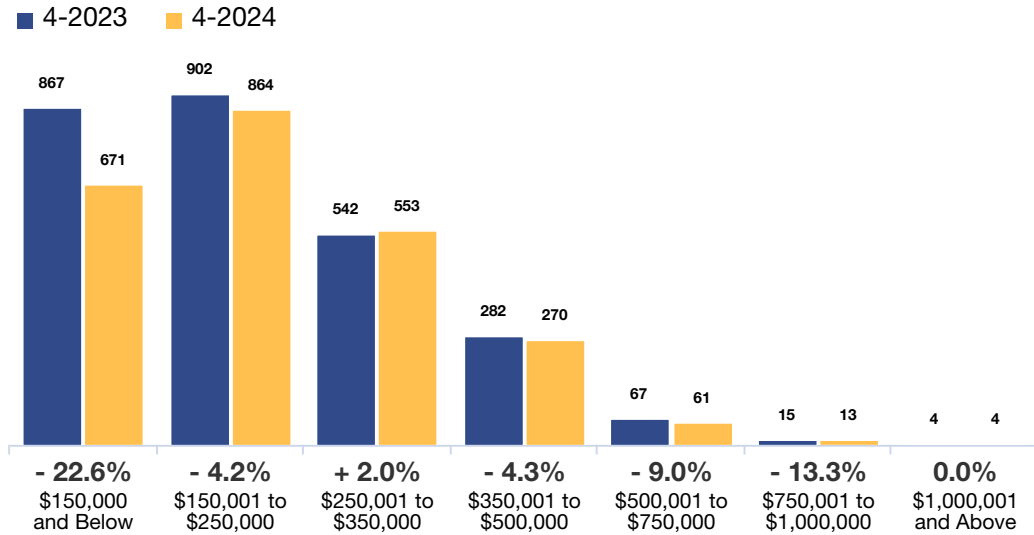
	All Properties			Single-Family Homes			Condos		
By Price Range	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
\$150,000 and Below	810	583	- 28.0%	698	534	- 23.5%	102	49	- 52.0%
\$150,001 to \$250,000	919	792	- 13.8%	899	772	- 14.1%	19	20	+ 5.3%
\$250,001 to \$350,000	506	506	0.0%	504	505	+ 0.2%	2	1	- 50.0%
\$350,001 to \$500,000	277	241	- 13.0%	277	241	- 13.0%	0	0	0.0%
\$500,001 to \$750,000	68	61	- 10.3%	65	61	- 6.2%	3	0	- 100.0%
\$750,001 to \$1,000,000	15	13	- 13.3%	15	13	- 13.3%	0	0	0.0%
\$1,000,001 and Above	5	3	- 40.0%	5	3	- 40.0%	0	0	0.0%
All Price Ranges	2,600	2,199	- 15.4%	2,463	2,129	- 13.6%	126	70	- 44.4%
By Bedroom Count	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
2 Bedrooms or Less	303	225	- 25.7%	221	181	- 18.1%	82	44	- 46.3%
3 Bedrooms	1,507	1,217	- 19.2%	1,459	1,191	- 18.4%	41	26	- 36.6%
4 Bedrooms or More	790	757	- 4.2%	783	757	- 3.3%	3	0	- 100.0%
All Bedroom Counts	2,600	2,199	- 15.4%	2,463	2,129	- 13.6%	126	70	- 44.4%

Closed Sales

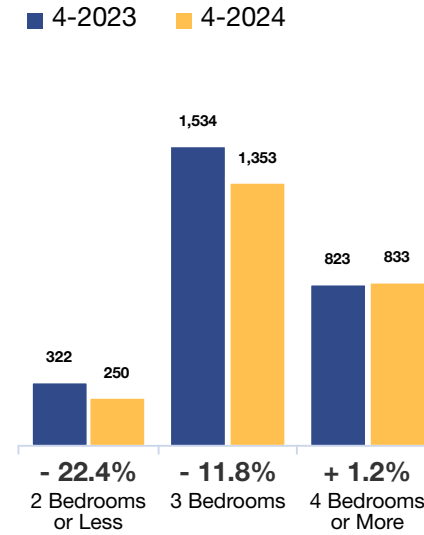


A count of the actual sales that closed. **Based on a rolling 12-month total.**

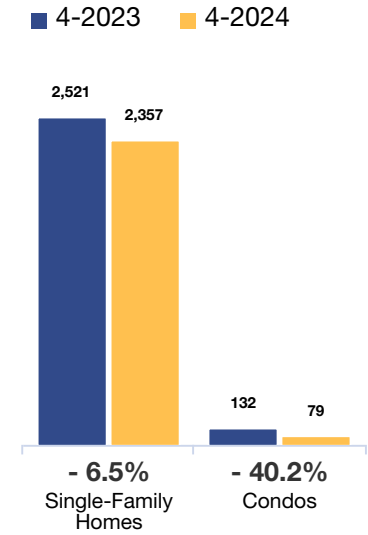
By Price Range



By Bedroom Count



By Property Type



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
\$150,000 and Below	867	671	- 22.6%	735	614	- 16.5%	109	57	- 47.7%
\$150,001 to \$250,000	902	864	- 4.2%	881	842	- 4.4%	18	22	+ 22.2%
\$250,001 to \$350,000	542	553	+ 2.0%	540	553	+ 2.4%	2	0	- 100.0%
\$350,001 to \$500,000	282	270	- 4.3%	282	270	- 4.3%	0	0	0.0%
\$500,001 to \$750,000	67	61	- 9.0%	64	61	- 4.7%	3	0	- 100.0%
\$750,001 to \$1,000,000	15	13	- 13.3%	15	13	- 13.3%	0	0	0.0%
\$1,000,001 and Above	4	4	0.0%	4	4	0.0%	0	0	0.0%
All Price Ranges	2,679	2,436	- 9.1%	2,521	2,357	- 6.5%	132	79	- 40.2%
By Bedroom Count	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
2 Bedrooms or Less	322	250	- 22.4%	232	198	- 14.7%	90	52	- 42.2%
3 Bedrooms	1,534	1,353	- 11.8%	1,480	1,326	- 10.4%	39	27	- 30.8%
4 Bedrooms or More	823	833	+ 1.2%	809	833	+ 3.0%	3	0	- 100.0%
All Bedroom Counts	2,679	2,436	- 9.1%	2,521	2,357	- 6.5%	132	79	- 40.2%

Days On Market Until Sale

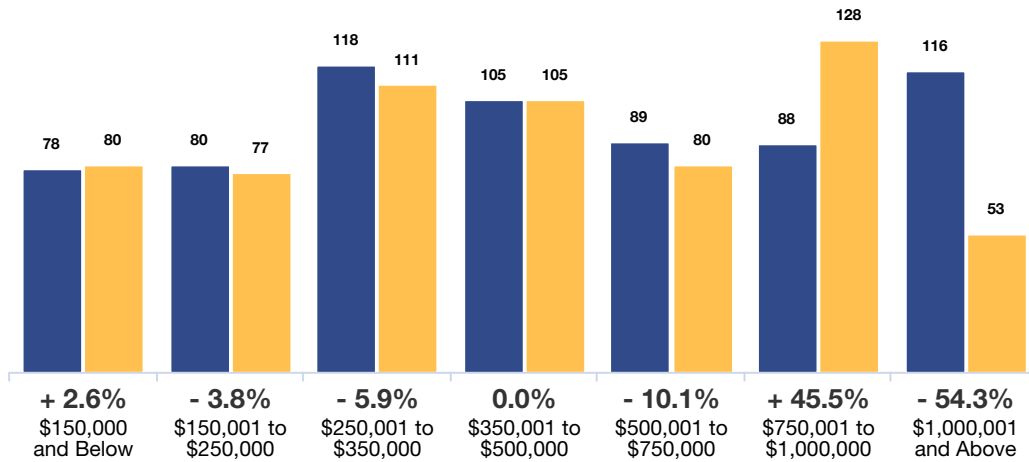


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

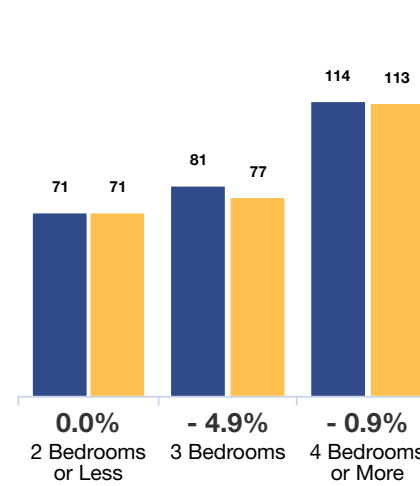
By Price Range

■ 4-2023 ■ 4-2024



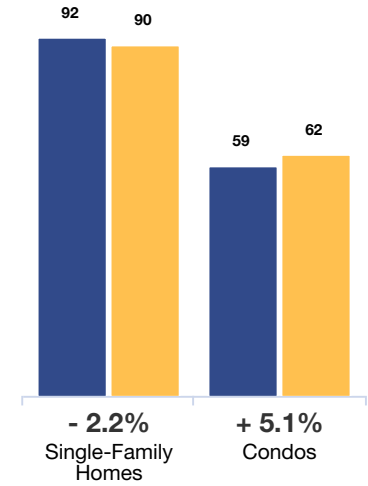
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
\$150,000 and Below	78	80	+ 2.6%	82	82	0.0%	54	55	+ 1.9%
\$150,001 to \$250,000	80	77	- 3.8%	80	76	- 5.0%	90	81	- 10.0%
\$250,001 to \$350,000	118	111	- 5.9%	119	111	- 6.7%	31	--	--
\$350,001 to \$500,000	105	105	0.0%	105	105	0.0%	--	--	--
\$500,001 to \$750,000	89	80	- 10.1%	91	80	- 12.1%	46	--	--
\$750,001 to \$1,000,000	88	128	+ 45.5%	88	128	+ 45.5%	--	--	--
\$1,000,001 and Above	116	53	- 54.3%	116	53	- 54.3%	--	--	--
All Price Ranges	90	89	- 1.1%	92	90	- 2.2%	59	62	+ 5.1%
By Bedroom Count	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
2 Bedrooms or Less	71	71	0.0%	76	73	- 3.9%	57	63	+ 10.5%
3 Bedrooms	81	77	- 4.9%	82	78	- 4.9%	59	60	+ 1.7%
4 Bedrooms or More	114	113	- 0.9%	115	113	- 1.7%	104	--	--
All Bedroom Counts	90	89	- 1.1%	92	90	- 2.2%	59	62	+ 5.1%

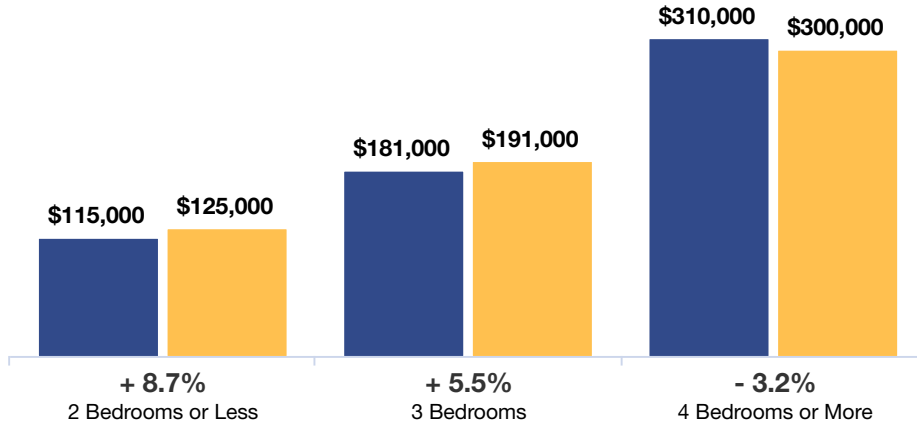
Median Sales Price



Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**

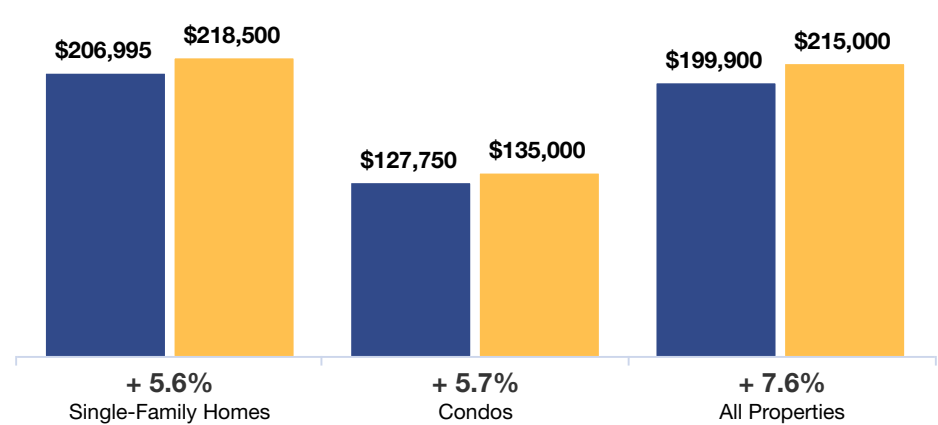
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Bedroom Count

	4-2023	4-2024	Change
2 Bedrooms or Less	\$115,000	\$125,000	+ 8.7%
3 Bedrooms	\$181,000	\$191,000	+ 5.5%
4 Bedrooms or More	\$310,000	\$300,000	- 3.2%
All Bedroom Counts	\$199,900	\$215,000	+ 7.6%

Single-Family Homes

	4-2023	4-2024	Change
Single-Family Homes	\$110,000	\$112,000	+ 1.8%
Single-Family Homes	\$185,000	\$192,925	+ 4.3%
Single-Family Homes	\$312,177	\$300,000	- 3.9%
All Single-Family Homes	\$206,995	\$218,500	+ 5.6%

Condos

	4-2023	4-2024	Change
Condos	\$121,750	\$130,000	+ 6.8%
Condos	\$134,500	\$147,000	+ 9.3%
Condos	\$140,000	--	--
All Condos	\$127,750	\$135,000	+ 5.7%

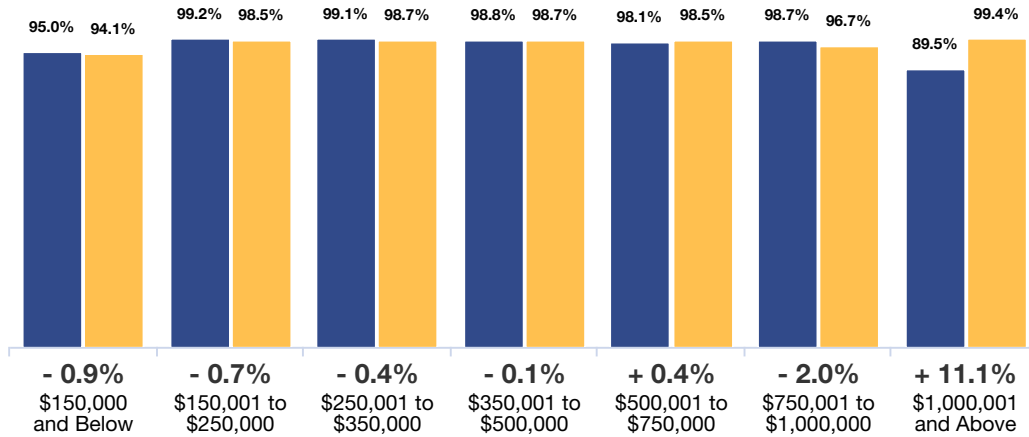
Percent of List Price Received



Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

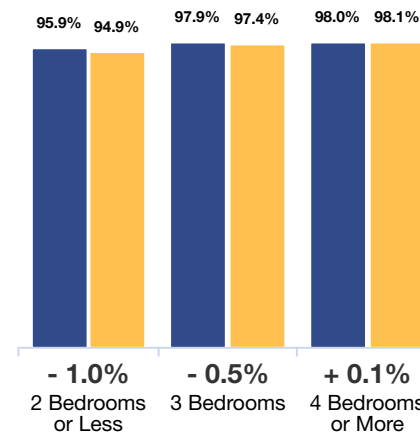
By Price Range

■ 4-2023 ■ 4-2024



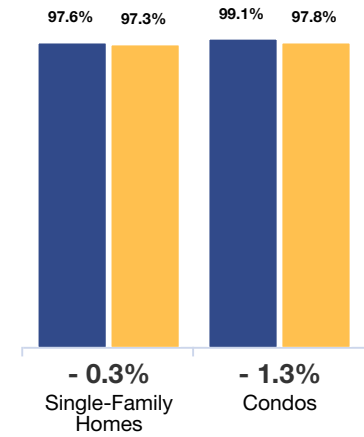
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	95.0%	94.1%	- 0.9%
\$150,001 to \$250,000	99.2%	98.5%	- 0.7%
\$250,001 to \$350,000	99.1%	98.7%	- 0.4%
\$350,001 to \$500,000	98.8%	98.7%	- 0.1%
\$500,001 to \$750,000	98.1%	98.5%	+ 0.4%
\$750,001 to \$1,000,000	98.7%	96.7%	- 2.0%
\$1,000,001 and Above	89.5%	99.4%	+ 11.1%
All Price Ranges	97.7%	97.4%	- 0.3%

Single-Family Homes

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	94.2%	93.8%	- 0.4%
\$150,001 to \$250,000	99.1%	98.5%	- 0.6%
\$250,001 to \$350,000	99.1%	98.7%	- 0.4%
\$350,001 to \$500,000	98.8%	98.7%	- 0.1%
\$500,001 to \$750,000	98.1%	98.5%	+ 0.4%
\$750,001 to \$1,000,000	98.7%	96.7%	- 2.0%
\$1,000,001 and Above	89.5%	99.4%	+ 11.1%
All Price Ranges	97.6%	97.3%	- 0.3%

Condos

By Price Range	4-2023	4-2024	Change
\$150,000 and Below	99.1%	97.2%	- 1.9%
\$150,001 to \$250,000	99.3%	99.6%	+ 0.3%
\$250,001 to \$350,000	99.8%	--	--
\$350,001 to \$500,000	--	--	--
\$500,001 to \$750,000	98.0%	--	--
\$750,001 to \$1,000,000	--	--	--
\$1,000,001 and Above	--	--	--
All Price Ranges	99.1%	97.8%	- 1.3%

By Bedroom Count

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	95.9%	94.9%	- 1.0%
3 Bedrooms	97.9%	97.4%	- 0.5%
4 Bedrooms or More	98.0%	98.1%	+ 0.1%
All Bedroom Counts	97.7%	97.4%	- 0.3%

Single-Family Homes

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	94.7%	94.2%	- 0.5%
3 Bedrooms	97.9%	97.4%	- 0.5%
4 Bedrooms or More	97.9%	98.1%	+ 0.2%
All Bedroom Counts	97.6%	97.3%	- 0.3%

Condos

By Bedroom Count	4-2023	4-2024	Change
2 Bedrooms or Less	99.0%	97.7%	- 1.3%
3 Bedrooms	99.6%	98.1%	- 1.5%
4 Bedrooms or More	97.3%	--	--
All Bedroom Counts	99.1%	97.8%	- 1.3%

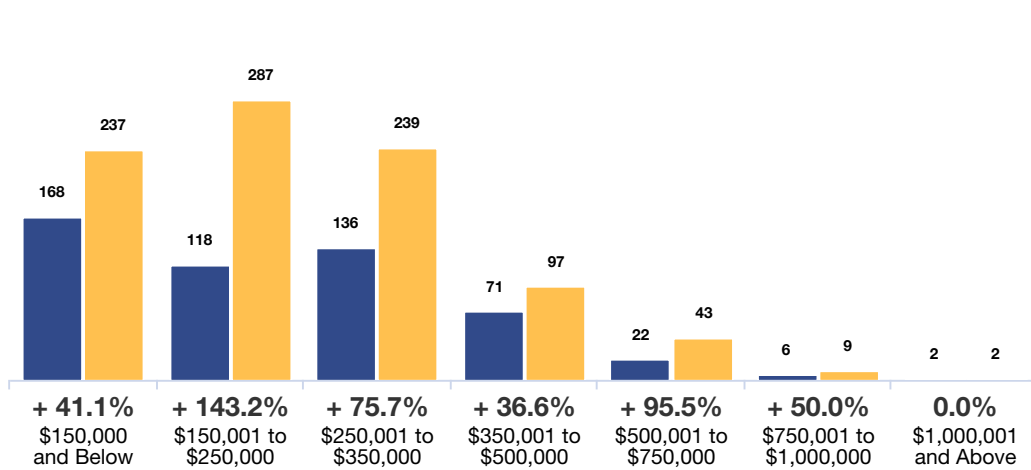
Inventory of Homes for Sale



The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

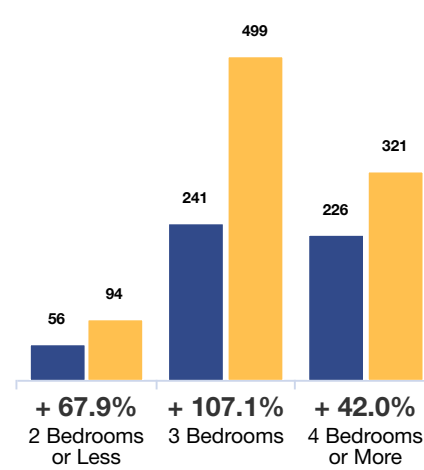
By Price Range

■ 4-2023 ■ 4-2024



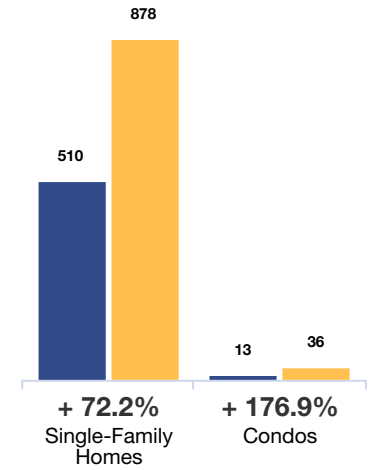
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
\$150,000 and Below	168	237	+ 41.1%	160	212	+ 32.5%	8	25	+ 212.5%
\$150,001 to \$250,000	118	287	+ 143.2%	113	279	+ 146.9%	5	8	+ 60.0%
\$250,001 to \$350,000	136	239	+ 75.7%	136	237	+ 74.3%	0	2	--
\$350,001 to \$500,000	71	97	+ 36.6%	71	97	+ 36.6%	0	0	0.0%
\$500,001 to \$750,000	22	43	+ 95.5%	22	42	+ 90.9%	0	1	--
\$750,001 to \$1,000,000	6	9	+ 50.0%	6	9	+ 50.0%	0	0	0.0%
\$1,000,001 and Above	2	2	0.0%	2	2	0.0%	0	0	0.0%
All Price Ranges	523	914	+ 74.8%	510	878	+ 72.2%	13	36	+ 176.9%
By Bedroom Count	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
2 Bedrooms or Less	56	94	+ 67.9%	47	70	+ 48.9%	9	24	+ 166.7%
3 Bedrooms	241	499	+ 107.1%	238	488	+ 105.0%	3	11	+ 266.7%
4 Bedrooms or More	226	321	+ 42.0%	225	320	+ 42.2%	1	1	0.0%
All Bedroom Counts	523	914	+ 74.8%	510	878	+ 72.2%	13	36	+ 176.9%

Months Supply of Inventory

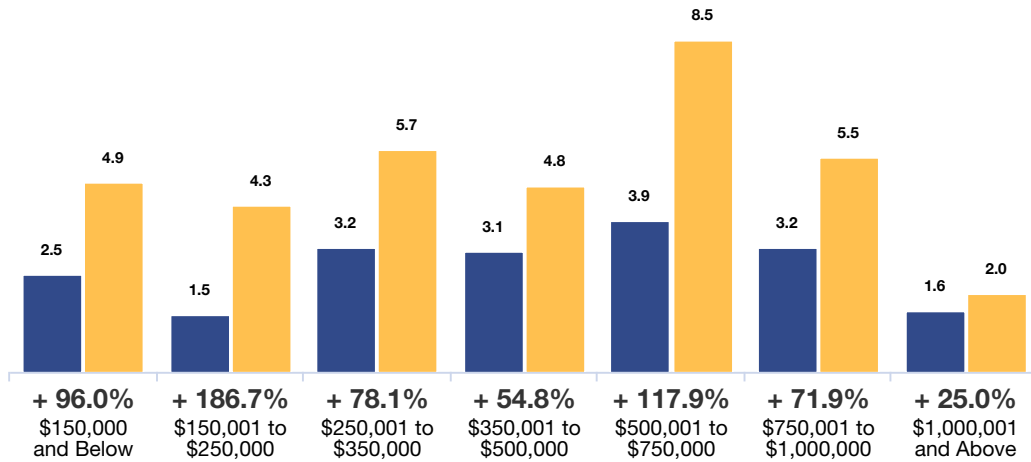


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

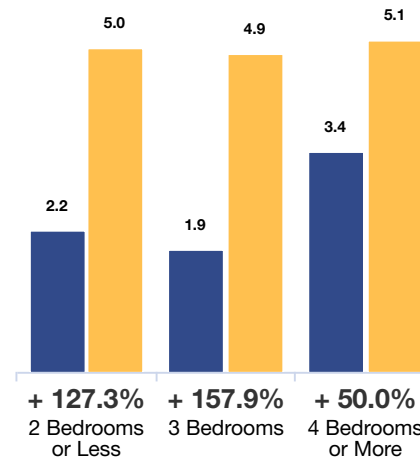
By Price Range

■ 4-2023 ■ 4-2024



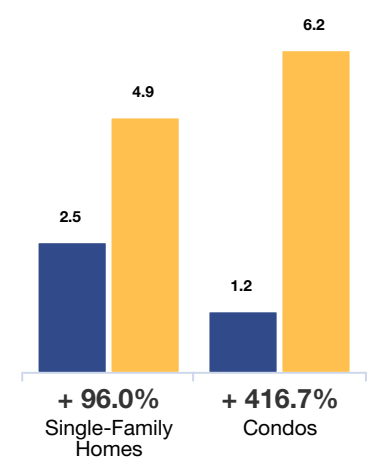
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
\$150,000 and Below	2.5	4.9	+ 96.0%	2.8	4.8	+ 71.4%	0.9	6.1	+ 577.8%
\$150,001 to \$250,000	1.5	4.3	+ 186.7%	1.5	4.3	+ 186.7%	2.6	3.2	+ 23.1%
\$250,001 to \$350,000	3.2	5.7	+ 78.1%	3.2	5.6	+ 75.0%	--	2.0	--
\$350,001 to \$500,000	3.1	4.8	+ 54.8%	3.1	4.8	+ 54.8%	--	--	--
\$500,001 to \$750,000	3.9	8.5	+ 117.9%	4.1	8.3	+ 102.4%	--	--	--
\$750,001 to \$1,000,000	3.2	5.5	+ 71.9%	3.2	5.5	+ 71.9%	--	--	--
\$1,000,001 and Above	1.6	2.0	+ 25.0%	1.6	2.0	+ 25.0%	--	--	--
All Price Ranges	2.4	5.0	+ 108.3%	2.5	4.9	+ 96.0%	1.2	6.2	+ 416.7%
By Bedroom Count	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
2 Bedrooms or Less	2.2	5.0	+ 127.3%	2.6	4.6	+ 76.9%	1.3	6.0	+ 361.5%
3 Bedrooms	1.9	4.9	+ 157.9%	2.0	4.9	+ 145.0%	0.8	5.1	+ 537.5%
4 Bedrooms or More	3.4	5.1	+ 50.0%	3.4	5.1	+ 50.0%	1.0	--	--
All Bedroom Counts	2.4	5.0	+ 108.3%	2.5	4.9	+ 96.0%	1.2	6.2	+ 416.7%